

**PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY**

**MINUTES OF
Work Session Meeting**
Wednesday,
September 30th, 2010
8:00 P.M.

Prepared & Submitted by:
Rose Mitchell
Planning Board Coordinator

PLANNING BOARD
BOROUGH OF CLOSTER, NEW JERSEY
REGULAR MONTHLY MEETING
Thursday,
September 30th, 2010

Mr. Lignos, chairman called the Regular Monthly Meeting of the Planning Board of the Borough of Closter, New Jersey held on Thursday, September 30th, 2010 in the Council Chambers of the Borough Hall to order at 8:02PM .He stated that the meeting was being held in compliance with the provisions of the Open Public Meetings Act of the State of New Jersey and had been advertised in the newspaper according to law. He advised that the Board adheres to a twelve o'clock midnight curfew and no new matters would be considered after 11:00 P.M.

Mr. Lignos invited all persons present to join the Board in reciting the Pledge of Allegiance.

The following Planning Board members and professional persons were present at the meeting:

Mayor Heymann
Mr. Lignos, Chair
Dr. Maddaloni, Vice-Chair
Mr. Baboo
Ms. Isacoff, (alt #1)
Mr. Sinowitz
Dr. Friedman
Mr. Pialtos, (alt # 2)
Mr. Stienhagen, Acting Board Attorney
Mr. DeNicola, P.E., Boswell Engineering
Rose Mitchell, Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Mr. DiDio
Mr. Ouzoonian
Councilwoman Amitai
Mr. Chagaris (Board Attorney)

Mr. Lignos read the correspondence list and asked if any Board members would like to discuss any of the mentioned items. There were no comments made at this time.

Item # 1

Block 502, Lot 3
121 Schraalenburgh Road
Application # P2010-12

Applicant: 121 Schraalenburgh Road Assoc.
Attorney: Robert Travers

Mr. Lignos stated that a request was made by applicant's attorney to carry application to the October 28th, 2010 Regular Monthly Meeting and asked the board if anyone objected to request. There were no objections.

Mr. Lignos stated item # 2 on agenda should be Application # 2010-05 regarding 10 Railroad Avenue, Capital Young Properties. Mr. Lignos reminded the Board that Mr. Chagaris sent a letter to the applicant's attorney requesting representation at tonight's meeting to speak of requested adjournments. There was no attorney to speak of mentioned at this time; therefore Mr. Lignos stated that item would be spoken of later in meeting.

Mr. Lignos stated that there will be an informal discussion regarding Historic element to the Master Plan. Mr. Frank Banisch of Banisch Associates (licensed consultant planner introduced himself) and handed out a Draft document regarding the historic element to the Master Plan. Mr. Lignos stated that the Board would need time to review the Draft submitted. Mr. Banisch clarified that he would give overview of document submitted. Mr. Banisch spoke of maps included in draft and commented on the color coded areas. Mr. Banisch commented on breakdown of the items listed in the table of contents. Mr. Banisch continued to explain the colored areas of the maps he submitted (as part of the draft) and commented on the distinction between each colored section. Mr. Lignos asked the Board members to review the draft submitted and be prepared to discuss at next Work Session meeting. Mr. Lignos stated that meetings should be held (for the public's attendance) prior to the Planning Board adopting Historic element. Mr. Lignos stated that the Historic element to the Master Plan will continue to be discussed at the December 1st, 2010 Work Session/Special Meeting.

Mr. Lignos stated that at this time he would refer back to item # 2 on agenda which is 10 Railroad Avenue. The board members discussed how application should be handled.(regarding application adjournments) Motion was made by Mayor Heymann and seconded by Ms. Isacoff to notify applicant's attorney that said application must be heard at the Planning Board's October 28th meeting or application will be removed from the Planning Board docket. All present were in agreement for Mr. Chagaris to send letter to applicant's attorney.

Motion was made by Dr. Maddaloni and seconded by Mr. Baboo to adjourn meeting. Meeting was adjourned at 9:21 PM.
